

Valuation Report

File No	703648847	Project No	
Borrower's Name	MR KARIA PUNIT SONAL	Type	INDIVIDUAL
Request Date	12/4/2024 12:00:22 PM	Assigned Agency/Date	VSJC1 / 04-Dec-2024 01:07 PM
Borrower's Contact Nos	7045811466	Co-borrower's Contact Nos	9860400090
Builders Name		Builder Contact Nos	
Property Name	LOK AANGAN 2E		
Property Address	FLAT-019,FLOOR-GROUND LOK AANGAN 2E LOK AANGAN 2E S NO CTS 260/3,WING E,BUILDING2,TYPE E NR JAI SHASTRI NAGARMULUND COLONY RD MULUND WEST MUMBAI 400080 MAHARASHTRA		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)	LOK AANGAN 2E		
Valuation of	Residential Flat	Property Category	RESIDENTIAL
Stage of construction/progress	Ready Completed		
% progress	100		
Progress Remarks	Completed		
Total No of floors	G + 7th floor with 1 lift	Property type*	IBR
Status of property	SELF	Name of the tenant	
For how long tenant is occupying the property (Months/Years)		Rent being paid (apprx) Rs./Month	
Door Locked	NO		
Name of the owner	NA	For how long is this property locked (Months / Years)	
Name mentioned on society board (for Society/builder flats)	Society board not installed		
Comments	GOOD Maintenance of property is good		
Infrastructure & surrounding development	Good & Developed Area		
Age of building (approx)	25		
Nearby Popular Land Mark	Sai Baba Mandir		

Valuation of the property:-Unit Considered :**Sqft**, Area Considered :**SBUA**

Description	Area(Sqft)	Rate(Rs.)	Total
Plot Area in sqm (if applicable)	0	0	0
Carpet area	333	20554	
BUA area	399	17154	
Super BUA area	482	14200	6844400
Others			
Terrace area	0		
Parking Charges	0		
Others (Free Field to update others)	0		
Total Value(approx.)			6844400
		Market value (Rs.)	6844400

GeoTagging:(Update Latitude and Longitude Details)

Latitude 19.1733017 Longitude 72.932978

Boundaries of the property

Description	East	West	North	South
As per approved plan	Plan is not given			
As per site	D Wing	Building	Open	Internal road

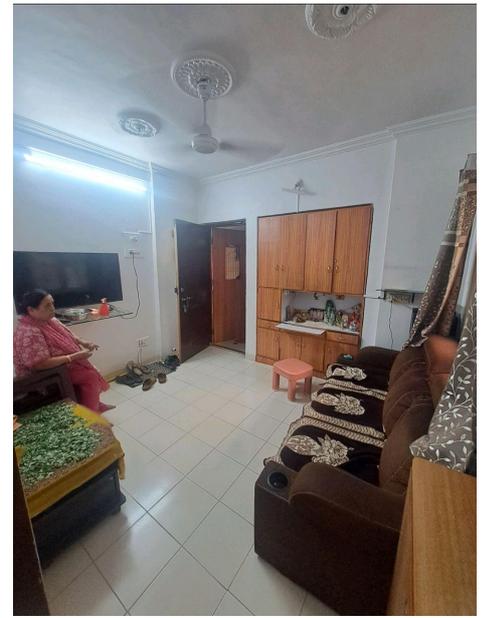
Latitude M M M M M 19.1733017

Longitude 72.932978

Remarks 1) Property Identified by Mrs Usha (Seller) 2) As per Physical Measurement 333.00Sq.ft. Gross carpet area, 399.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 482.00 Sq. ft. SBUA (Loading 45% On Gross Carpet Area). 3) Amenities available in complex are Gated Community, lifts, 24/7 Water supply, Fire safety, Security, Parking etc. 4) Location advantage of the property is around 3.3KM from mulund railway station, Public Transportation, Good internal roads, Hospitals, Banks, ATMs etc. are available there.

Deviations No

Property Visited by:	Gangaram Lambore
Name of the verifier	Harshal Mhatre
Date of Site Visit	12/4/2024 12:00:00 AM
Report sent to HDFC	
Date	



V. S. JADON & CO. VALUERS LLP
PROPERTY VALUATION SHEET
4/511

Reference No. 1	1 Floor Area						2 Floor Area					
	Item	L	W	Area	Item	L	W	Area	Item	L	W	Area
Hall	11	9	2	198	Open Balcony	1	9	9				
Dining					Open Balcony							
Kitchen	7	5	8	36	Open Balcony							
Bedroom 1	9	4	1	36	Toilet 1	5	3	15	Covered Balcony 1			
Bedroom 2					Toilet 2	3	3	9	Covered Balcony 2			
Bedroom 3					Toilet 3				Covered Balcony 3			
Bedroom 4					Toilet 4				Covered Balcony 4			
Passage 1	2	8	8	16	Terrace 1				Flower Bed 1			
Passage 2					Terrace 2				Flower Bed 2			
Passage 3					Terrace 3				Flower Bed 3			
Loth Area					Veranda				Covered Area			

Extra Covered Area - GI Sheet / RCC Slab / Cement Sheet / Channel section

Diagrams :- 1) Floor Layout 2) Floor Layout

